



## Board of Zoning Appeals

Chairwoman  
**Catherine M. Doyle**

Vice Chairman  
**Henry Szymanski**

Members  
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**Jose L. Dominguez, Jr.**  
**Jewel Currie**

Alternates  
**Karen D. Dardy**

Secretary  
**Lindsey St. Arnold Bell**

## AGENDA

**June 26, 2014**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, June 26, 2014**, commencing at **4:00 p.m.** in the Common Council Committee Rooms, **Room 301-B**, City Hall, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

### **4:00 p.m. Administrative Consent Agenda**

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	5th	33207 Special Use <i>Dismissal</i>	St. Anne's Home for the Elderly, Milwaukee Inc. Property Owner  Request to construct an addition to the Board-approved community living arrangement	3800 N. 92nd St.
2	6th	33184 Special Use <i>Dismissal</i>	Ceg Care Inc. Lessee  Request to occupy the premises as a community living arrangement for 3 occupants	3400 N. Buffum St.

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<b><u>4:00 p.m. - Consent Agenda</u></b>				
<u>Items Scheduled for approval on the Consent Agenda</u>				
<u>No oral testimony will be taken on these items.</u>				
<i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i>				
<i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i>				
3	6th	33161 Special Use	Arkadijs Lindems Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility	117 E. Capitol Dr.
4	7th	33237 Use Variance	Memah's Kitchen LLC Lessee  Request to occupy a portion of the premises as a catering service	4744 N. 39th St.
5	7th	33222 Special Use	James Hopson Lessee  Request to continue occupying the premises as a day care center for 49 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - midnight (this is a new operator)	4300 W. Burleigh St.
6	8th	33142 Special Use	Guillermo Picado Property Owner  Request to continue occupying the premises as a motor vehicle sales and repair facility and body shop	2320 W. Greenfield Av.
7	8th	33154 Special Use	Joga Gill Lessee  Request to continue occupying the premises as a motor vehicle filling station and car wash	2310 W. Greenfield Av.
8	8th	33193 Special Use	Moras Auto Uno LLC Property Owner  Request to continue occupying the premises as a motor vehicle sales and repair facility	3120 W. Burnham St.

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<b><u>4:00 p.m. - Consent Agenda (Continued)</u></b>				
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9	8th	33195 Special Use	Julio Ferrufino Lessee  Request to occupy the premises as a general retail establishment	3435 W. Scott St.
10	8th	33211 Special Use	Seeds of Health, Inc. Property Owner  Request to construct an accessory use parking lot	1445 S. 32nd St.
11	8th	33217 Dimensional Variance	Jo Anne Anton Lessee  Request to continue to allow an off-premise sign that does not meet the minimum setback or minimum distance between signs	1610 W. St Paul Av.
12	9th	33163 Special Use	Love To Care Child Center LLC Lessee  Request to continue occupying the premises as a day care center for 80 children per shift infant - 13 years of age, operating Monday - Sunday 5:30 a.m. - midnight	9171 N. 76th St.
13	11th	33216 Special Use	Oneida Tribe of Indians of Wisconsin Lessee  Request to continue occupying a portion of the premises as a social service facility	6811 W. Morgan Av.
14	11th	33226 Special Use	Mark Nimmer Property Owner  Request to continue occupying the premises as a contractor's shop	6530 W. Forest Home Av.

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15	12th	33192 Special Use	Amatitlan Groceries LLC Lessee  Request to continue occupying the premises as a general retail establishment (this is a new operator)	2366 S. 9th Pl.
16	2nd	33157 Special Use/ Dimensional Variance	Robert Anderson II Prospective Buyer  Request to occupy the premises as a motor vehicle repair facility that does not meet the minimum required landscaping	7501 W. Villard Av.
17	2nd	33160 Special Use	Murphy Jamerson Sr. Lessee  Request to continue occupying the premises as a day care center for 70 children per shift infant - 13 years of age, operating Monday - Sunday 5:00 a.m. - 11:30 p.m	9135 W. Silver Spring Dr.
18	2nd	33177 Special Use	Satpal Singh Lessee  Request to continue occupying the premises as a motor vehicle filling station	6530 W. Fond Du Lac Av.
19	2nd	33205 Special Use	Marquis Noble Lessee  Request to continue occupying the premises as a day care center for 147 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight and Saturday - Sunday 6:00 a.m. - 8:30 p.m	9700 W. Appleton Av.

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20	2nd	33065 Special Use	HeavensGate Int'l Churches Lessee  Request to occupy a portion of the premises as a religious assembly hall	5401 N. 76th St.
21	3rd	33175 Special Use	Roots Counseling Services LLC Lessee  Request to occupy the premises as a social service facility	1863 N. Farwell Av.
22	3rd	33224 Special Use	Christopher M. Kruse Lessee  Request to continue occupying the premises as a second-hand sales facility	1936 N. Farwell Av.
23	4th	33223 Special Use/ Dimensional Variance	417 E Chicago LLC Property Owner  Request to occupy a portion of the premises as an accessory use parking lot that does not meet the minimum required landscape buffer (required 5 ft. / proposed 4 ft.)	417 E. Chicago St.
24	4th	33202 Special Use	Qurdell Mattis Lessee  Request to continue occupying the premises as a motor vehicle sales and repair facility	505 N. 27th St.
25	5th	33206 Special Use	Phyllis Sterling Property Owner  Request to continue occupying the premises as a day care center for 8 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - 11:30 p.m	8593 W. Appleton Av.

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26	5th	33227 Special Use	Osama Abushanab Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant	7601 W. Hampton Av.
27	5th	33062 Special Use	New Horizon Center Daycare Lessee  Request to continue occupying the premises as a day care center for 85 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. to midnight	7918 W. Capitol Dr.
<b><u>4:00 p.m. Public Hearings</u></b>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u>				
<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
28	6th	33011 Special Use	The Power of Change Lessee  Request to occupy a portion of the premises as a social service facility	2821 N. 4th St.
29	6th	33049 Special Use	CRC Health Group Inc. Lessee  Request to continue occupying the premises as a medical service facility	3707 N. Richards St.
30	6th	33097 Special Use	Gene Brown Lessee  Request to occupy the premises as a personal service facility	139 E. Burleigh St.
31	6th	33162 Special Use	Alejandro Cardona Lessee  Request to occupy the premises as a motor vehicle repair facility and body shop	3345 N. Booth St.

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32	6th	33179 Special Use	The New Horizons Center, Inc. Lessee  Request to occupy the premises as a day care center for 85 children on first shift and 40 children on second shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	4200 N. Holton St.
33	6th	33228 Other	Julia Hautzinger Property Owner  Request to modify condition #6 of case #28787 stating that "no interior or exterior window or door grates are used."	3416 N. Teutonia Av.
34	7th	33151 Special Use	Luis Mercado Lessee  Request to occupy the premises as a motor vehicle repair facility and body shop	3801 N. 35th St.
<b><u>5:00 p.m. Public Hearings</u></b>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u> <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
35	8th	33165 Special Use	AIDS Resource Center of Wisconsin Lessee  Request to occupy the premises as a transitional living facility for 15 occupants	923 S. 24th St.
36	8th	33215 Special Use	Aneudy Rodriguez Mendoza Lessee  Request to occupy the premises as a currency exchange facility	2029 W. Mitchell St.
37	10th	33219 Special Use	Precious Blessings Learning Center Lessee  Request to occupy the premises as a day care center for 75 children per shift infant - 13 years of age, operating Monday - Sunday 5:30 a.m. - 1:00 a.m	7255 W. Appleton Av.

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**5:00 p.m. Public Hearings (Continued)**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

38	12th	32742 Special Use/ Dimensional Variance	Smart Dollar Auto Lessee  Request to continue occupying the premises as a motor vehicle sales facility that does not meet the minimum required landscaping	1605 W. Forest Home Av.
39	14th	33213 Use Variance	Tiffany Weber Prospective Buyer  Request to occupy the premises as an animal boarding facility	432 E. Bay St.
40	15th	33078 Special Use	Community Advocates Property Owner  Request to continue occupying the premises as a community living arrangement for 15 occupants and a social service facility	2511 W. Vine St.
41	2nd	33041 Special Use	Nathaniel Pointer Lessee  Request to occupy a portion of the premises as a motor vehicle repair facility and body shop	7419 W. Mill Rd.
42	2nd	33114 Special Use	Sondra Jordan Property Owner  Request to occupy the premises as a day care center for 8 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m	7319 W. Beckett Av.



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**6:00 p.m. Public Hearings (Contested)**

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes.  
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

43	12th	33050 Special Use	Brennan Landscaping, Inc. Property Owner  Request to occupy the premises as a contractor's yard	2409 S. 13th St.
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PLEASE NOTE: Most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date. Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Board of Zoning Appeals at 286-2501, (FAX) 286-2555, (TDD) 286-3245 or by writing the Board of Zoning Appeals, 809 North Broadway, Room 102, Milwaukee, WI 53202.